



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£240,000 43 Camperdown Street, Bexhill-on-Sea TN39 5BE
3 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This mid-terrace house is well presented and situated in a quiet Cul-De-Sac close to schools for all age groups. The property is offered for sale in immaculate condition with accommodation including; An entrance hall leading through to the lounge with a box boy window and useful understairs storage cupboard. The modern fitted kitchen features matching wall and base units with space for appliances, double sliding doors out to the rear garden and access to the bathroom suite. You will find two double bedrooms with built-in wardrobes on the first floor, along with a good-sized single bedroom. Furthermore, the property is double-glazed and gas centrally heated.

43 Camperdown Street, Bexhill-on-Sea, East Sussex, TN39 5BE

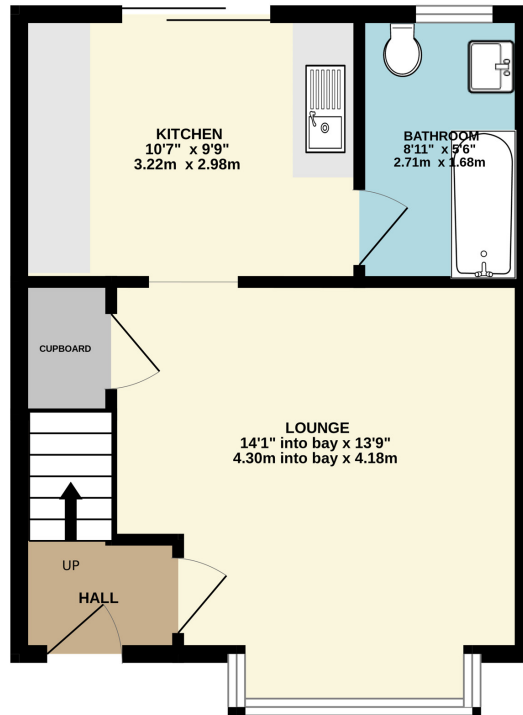
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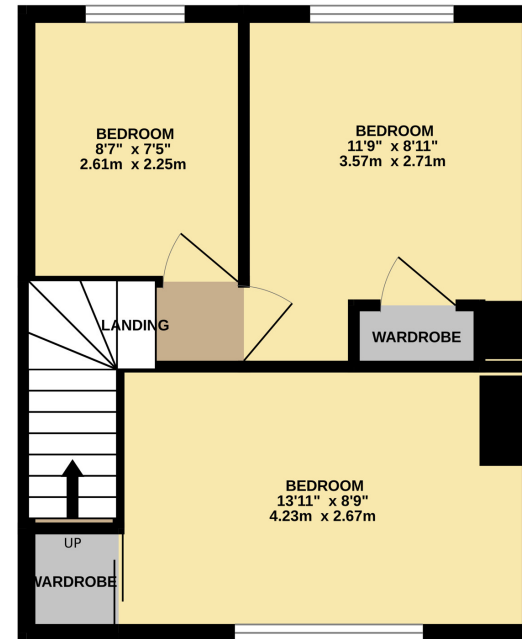
Key Features:

- Mid-Terrace House
- Cul-De-Sac Location
- Modern Fixtures & Fittings
- Close To Schools For All Ages
- Three Bedrooms
- Double Glazing & Gas Central Heating
- South-Facing Garden

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.




TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		67
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Outside

The rear garden is low-maintenance and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a power supply and a brick-built garden store.

Location

The house is situated within close proximity to local Schools & amenities. Bexhill Town Centre & seafront promenades are just over a mile away and Bexhill mainline railway station is just 1 mile away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. A selection of children's nurseries, primary Schools and Secondary Schools are all within walking distance.

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